



See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 23rd September 2026



17, PEREGRINE DRIVE, STOWMARKET, IP14 5GG

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

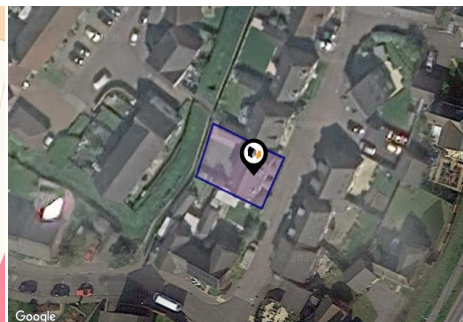
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Property Overview



Property

Type:	Detached	Last Sold Date:	19/12/2018
Bedrooms:	6	Last Sold Price:	£340,000
Floor Area:	1,700 ft ² / 158 m ²	Last Sold £/ft²:	£211
Plot Area:	0.06 acres	Tenure:	Freehold
Council Tax :	Band E		
Annual Estimate:	£2,832		
Title Number:	SK348348		
UPRN:	10012171291		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	46 mb/s	5000 mb/s

Mobile Coverage: (based on calls indoors)

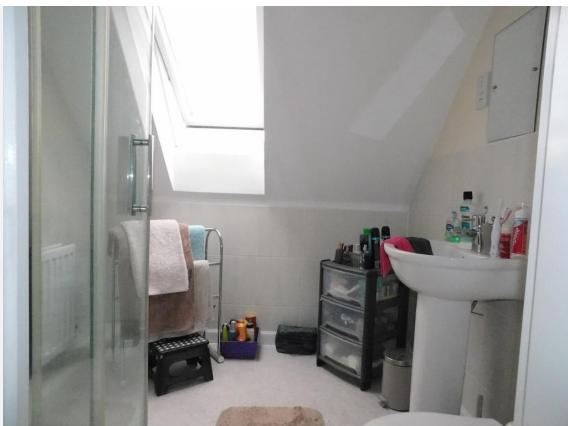


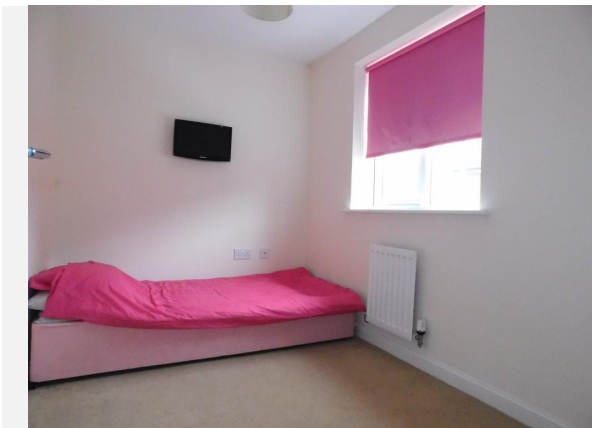
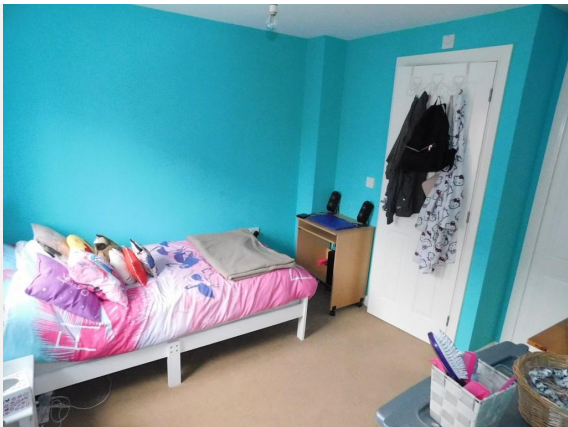
Satellite/Fibre TV Availability:



Planning records for: *43 Peregrine Drive Stowmarket Suffolk IP14 5GG*

Reference - DC/25/00280	
Decision:	Granted
Date:	21st January 2025
Description:	Householder Application - Erection of a rear/side single storey extension









Made with Microsoft® Word 2003



Property EPC - Certificate

17 Peregrine Drive, STOWMARKET, IP14 5GG

Energy rating

C

Valid until 20.09.2036

Certificate number
7836-6521-2600-0628-6292

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

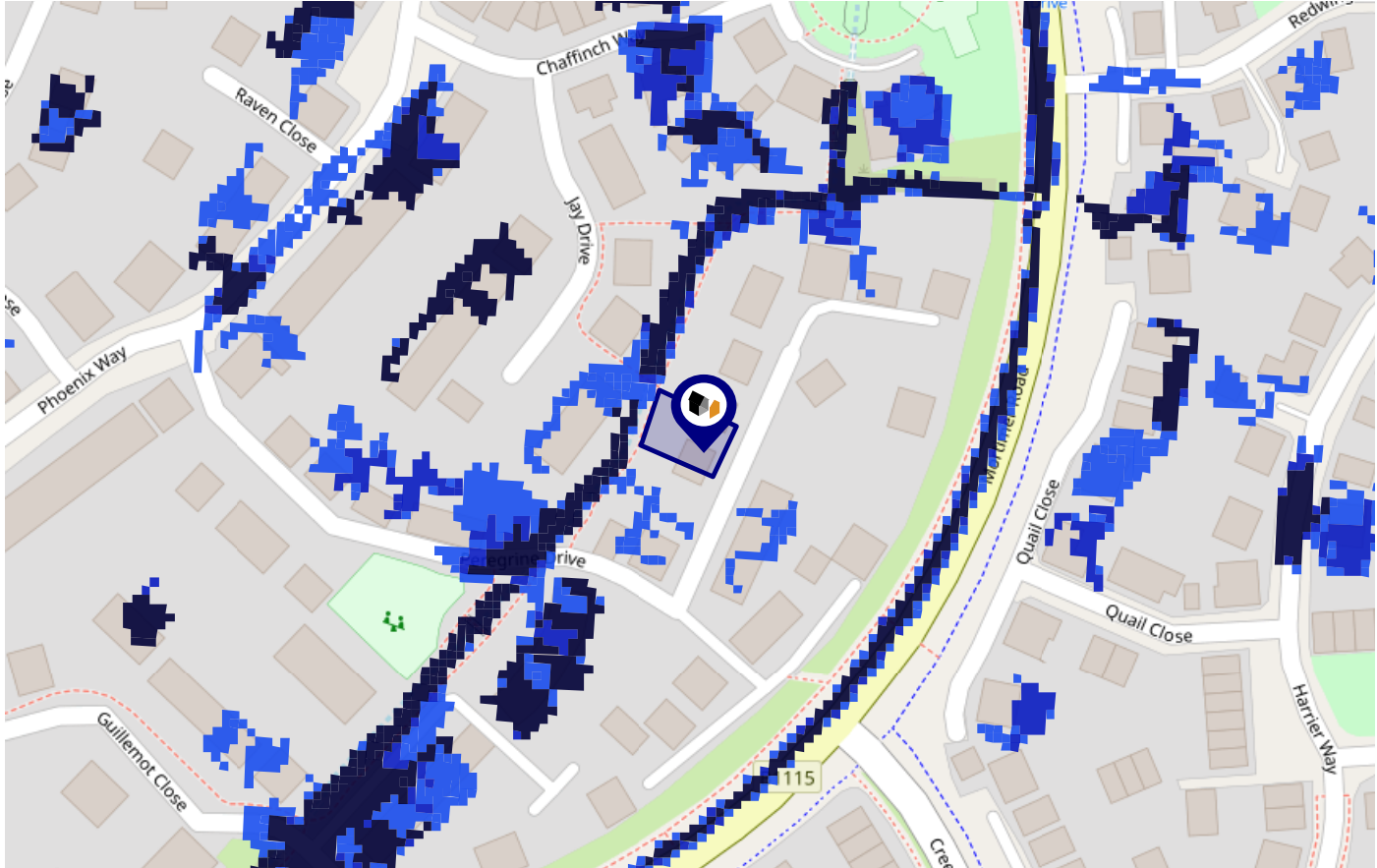
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Suspended, insulated (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	158 m ²

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

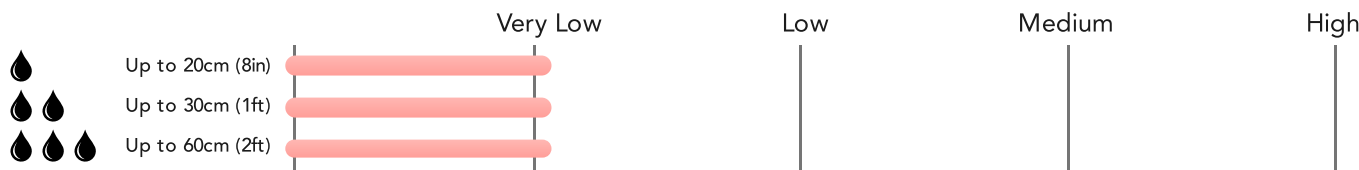


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

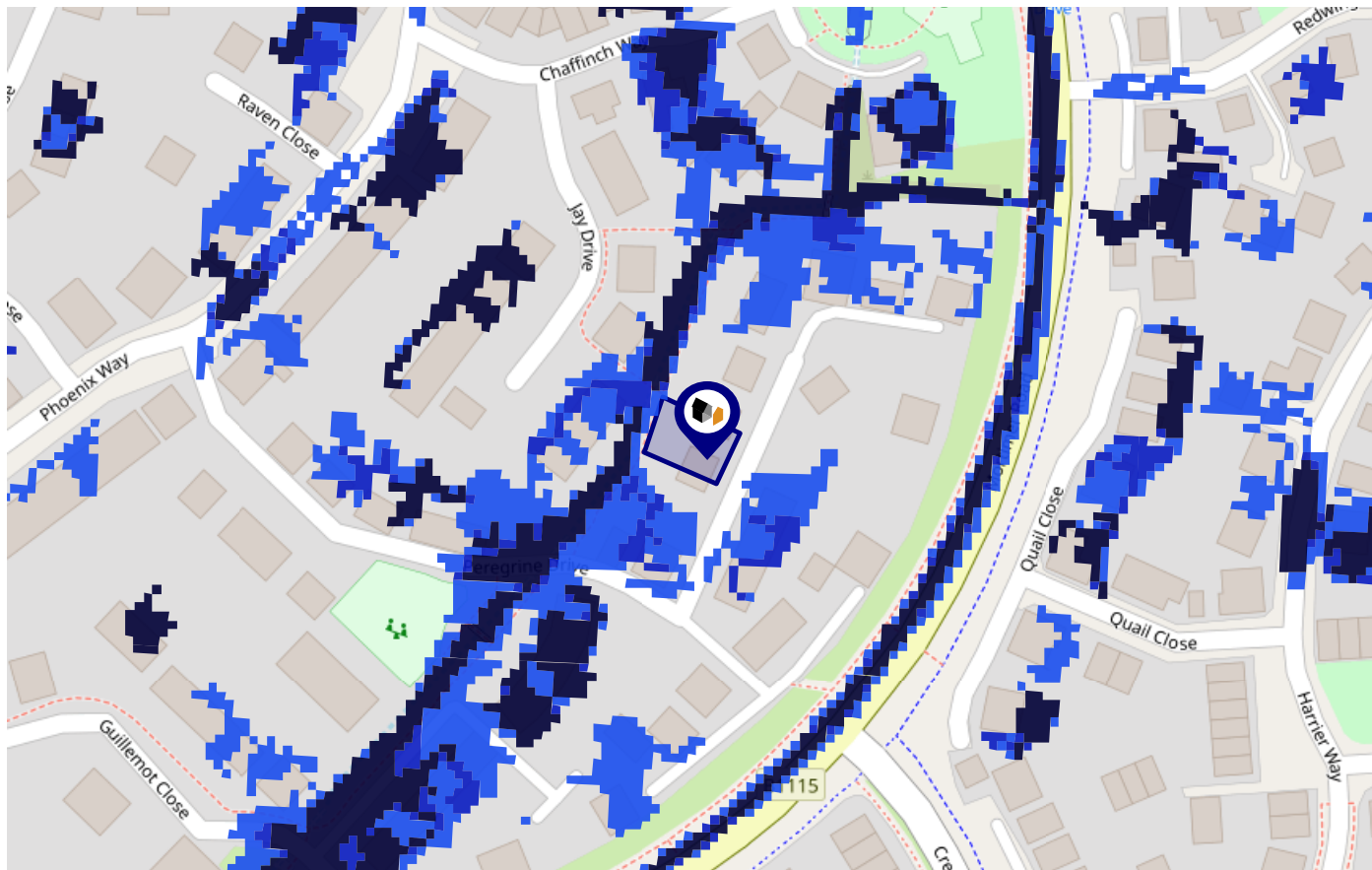
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

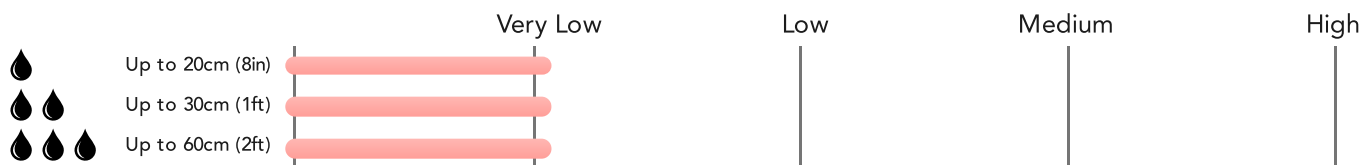


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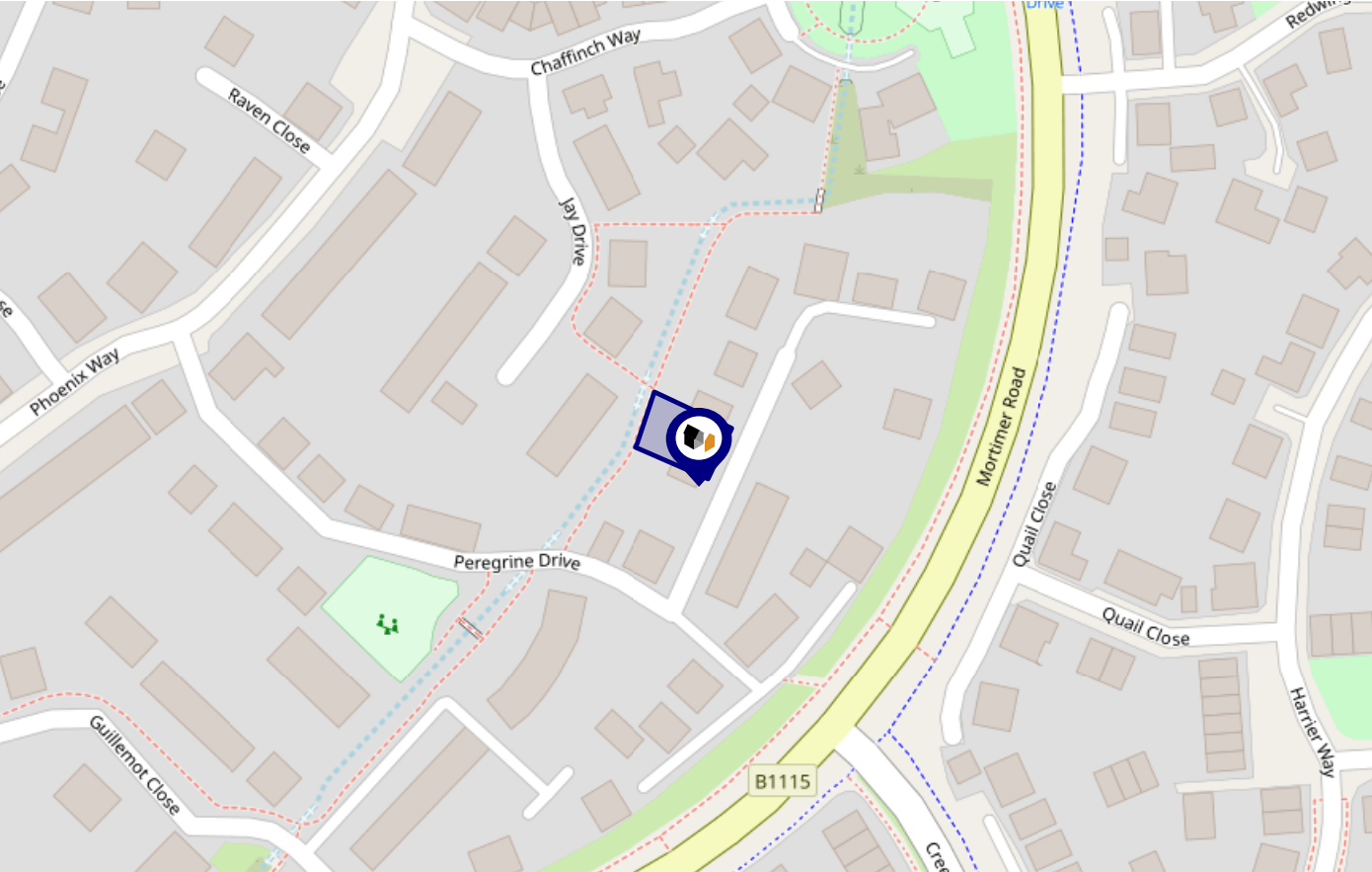
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

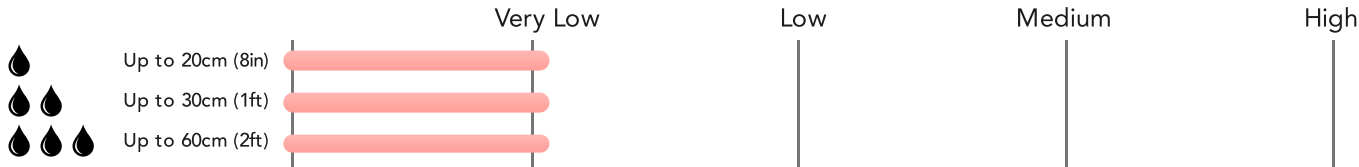


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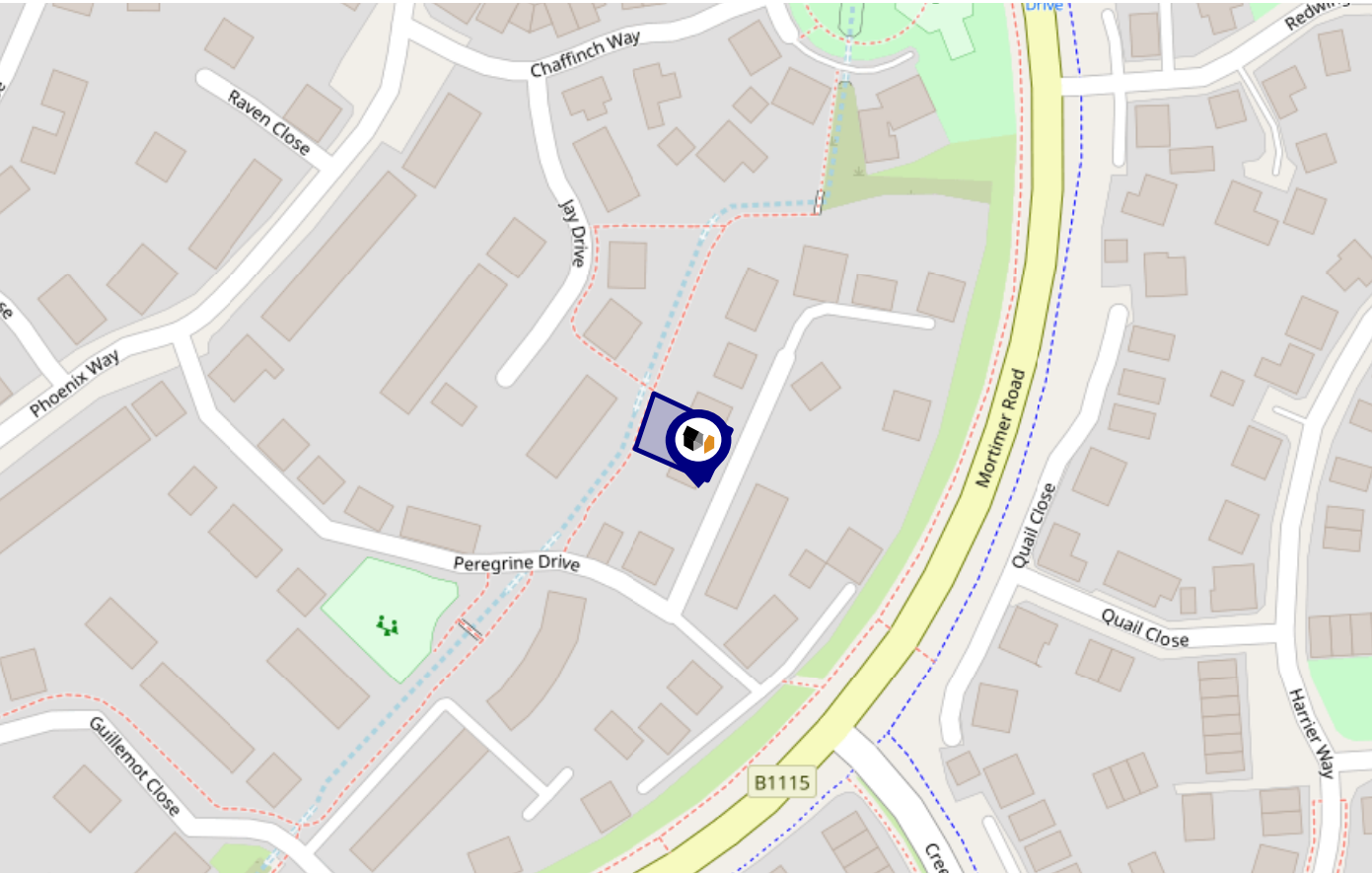
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

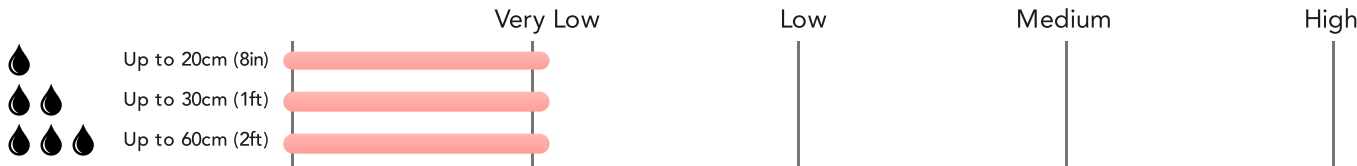


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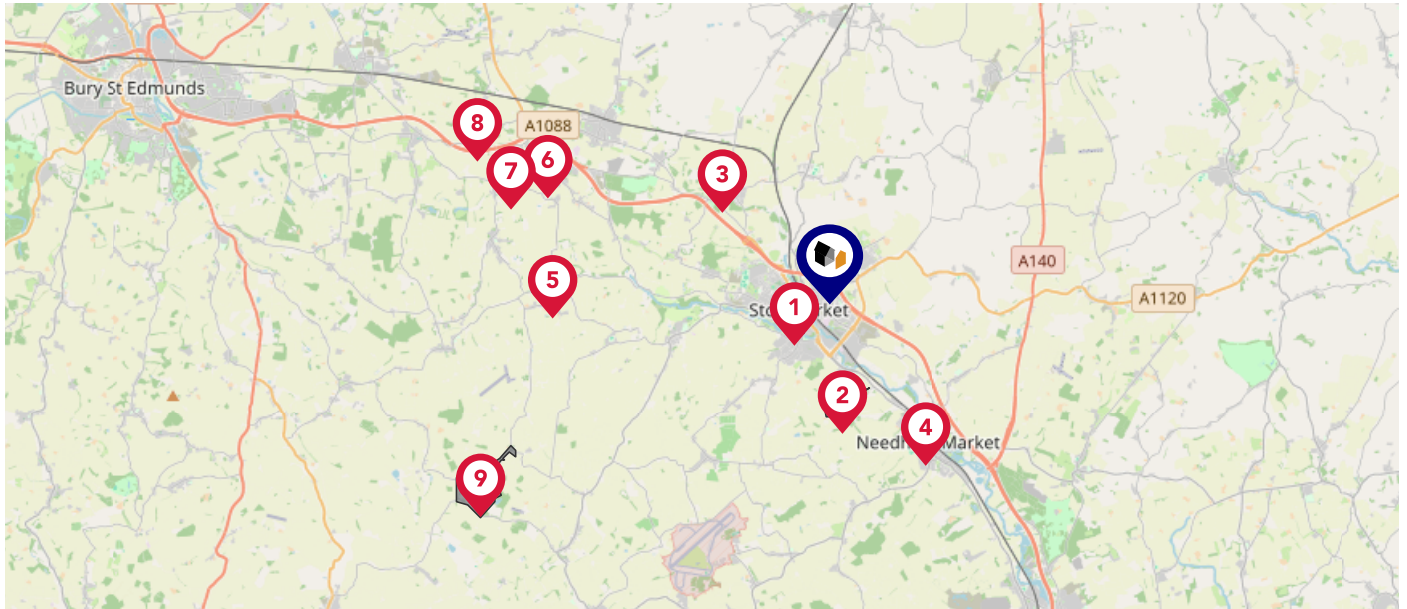
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



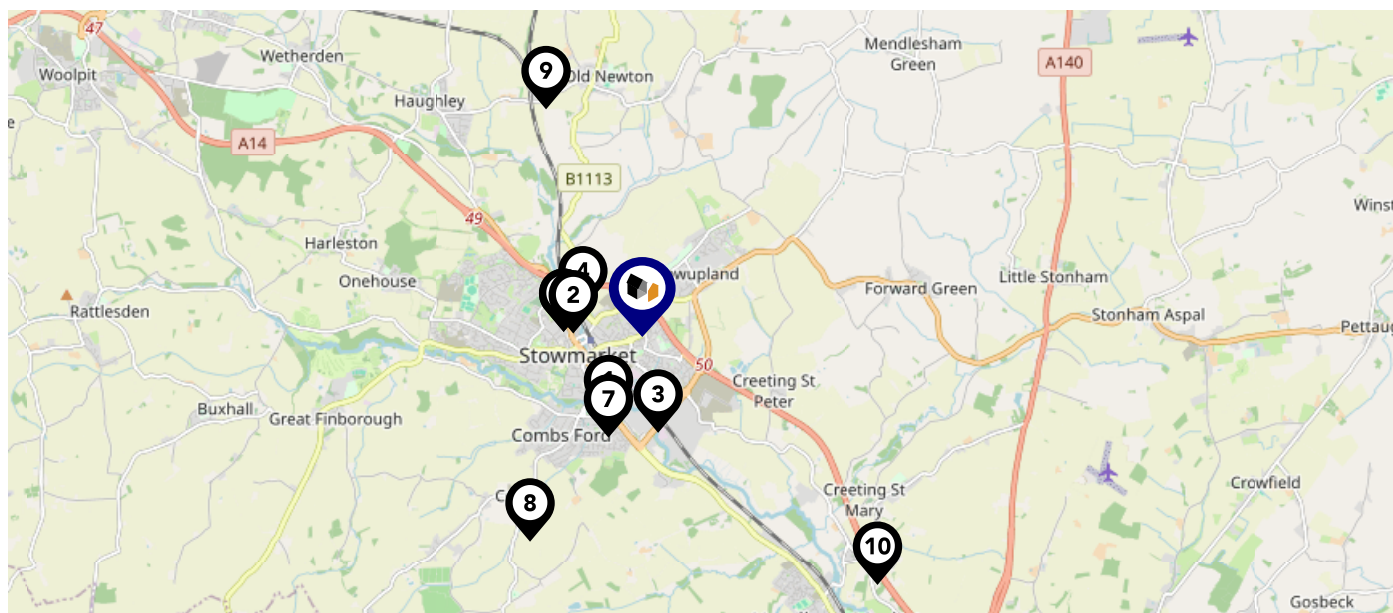
Nearby Conservation Areas

- | | |
|---|------------------|
| 1 | Stowmarket |
| 2 | Badley |
| 3 | Haughley |
| 4 | Needham Market |
| 5 | Rattlesden |
| 6 | Woolpit |
| 7 | Drinkstone Mills |
| 8 | Tostock |
| 9 | Brettenham |

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Milton Road-Milton Road, Stowmarket	Historic Landfill	
2	Newton Road-Newton Road, Stowupland	Historic Landfill	
3	Needham Road-Needham Road, Stowmarket	Historic Landfill	
4	Newton Road-Stowupland	Historic Landfill	
5	Newton Road-Newton Road, Stowupland	Historic Landfill	
6	42 Bury Road-Stowmarket	Historic Landfill	
7	Taker's Lane-Taker's Lane, Stowmarket	Historic Landfill	
8	Combs Tannery-Combs, Stowmarket	Historic Landfill	
9	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill	
10	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill	

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

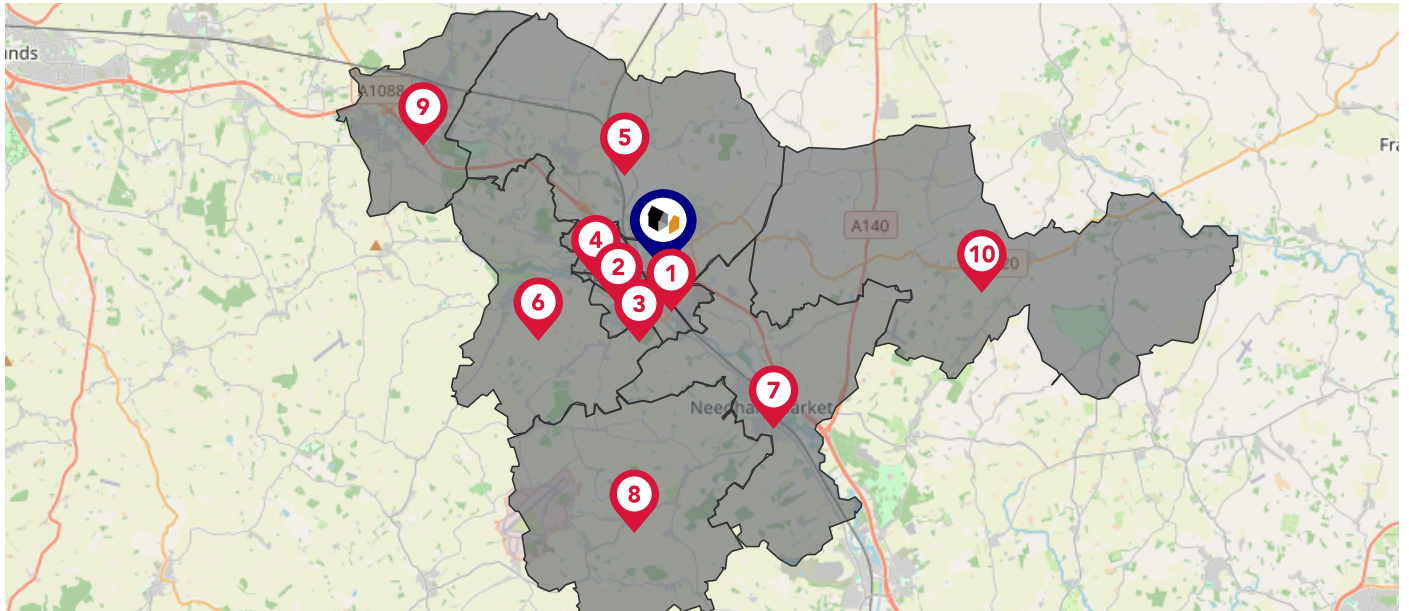
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

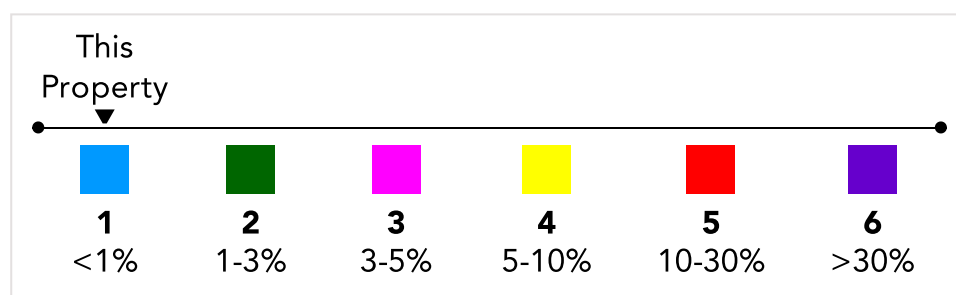
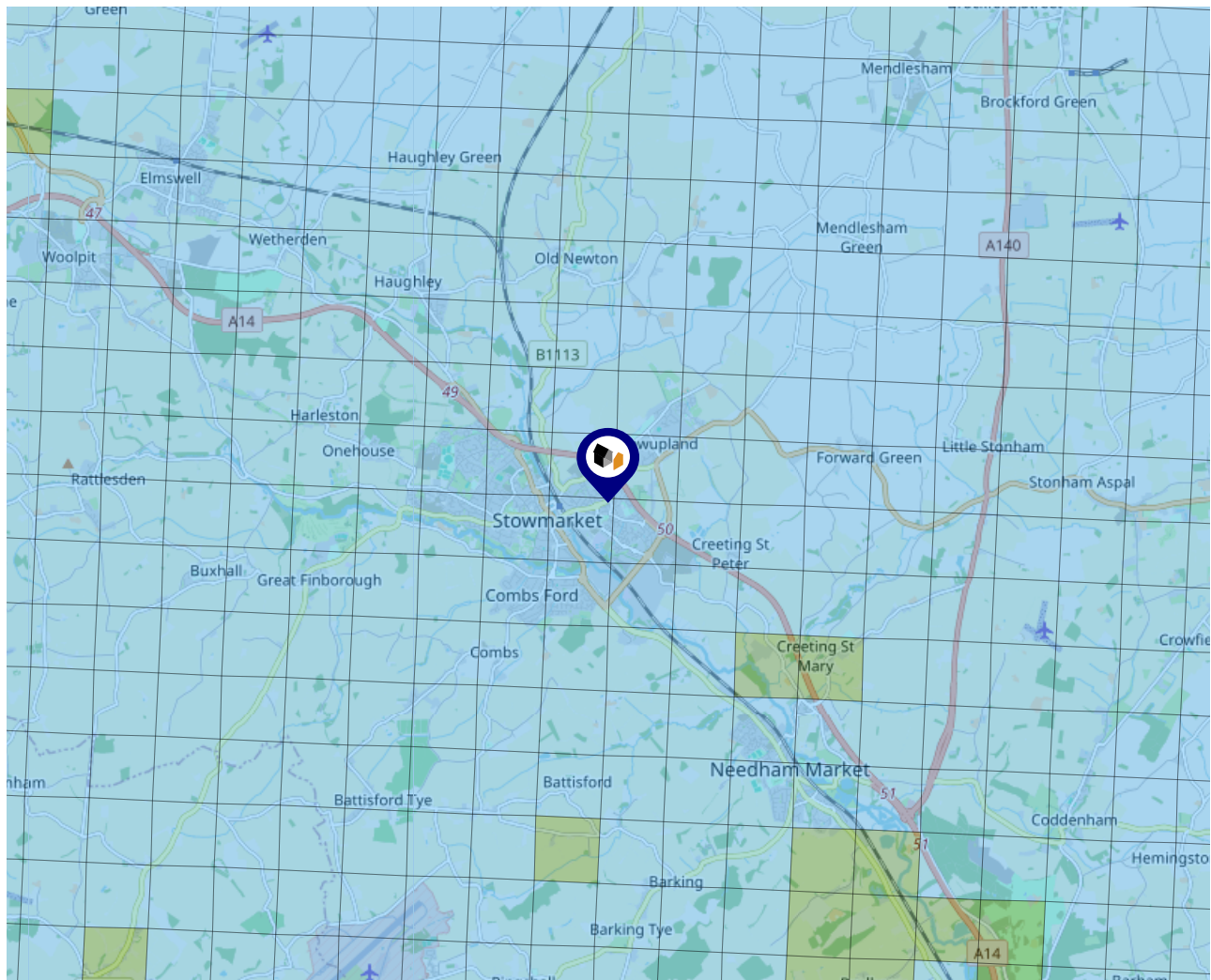


Nearby Council Wards

- | | |
|----|---------------------------------------|
| 1 | Stow Thorney Ward |
| 2 | St. Peter's Ward |
| 3 | Combs Ford Ward |
| 4 | Chilton Ward |
| 5 | Haughley, Stowupland & Wetherden Ward |
| 6 | Onehouse Ward |
| 7 | Needham Market Ward |
| 8 | Battisford & Ringshall Ward |
| 9 | Elmswell & Woolpit Ward |
| 10 | Stonham Ward |

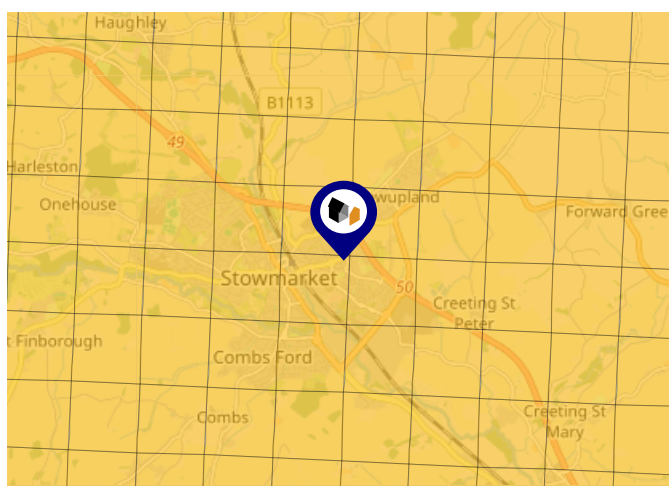
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

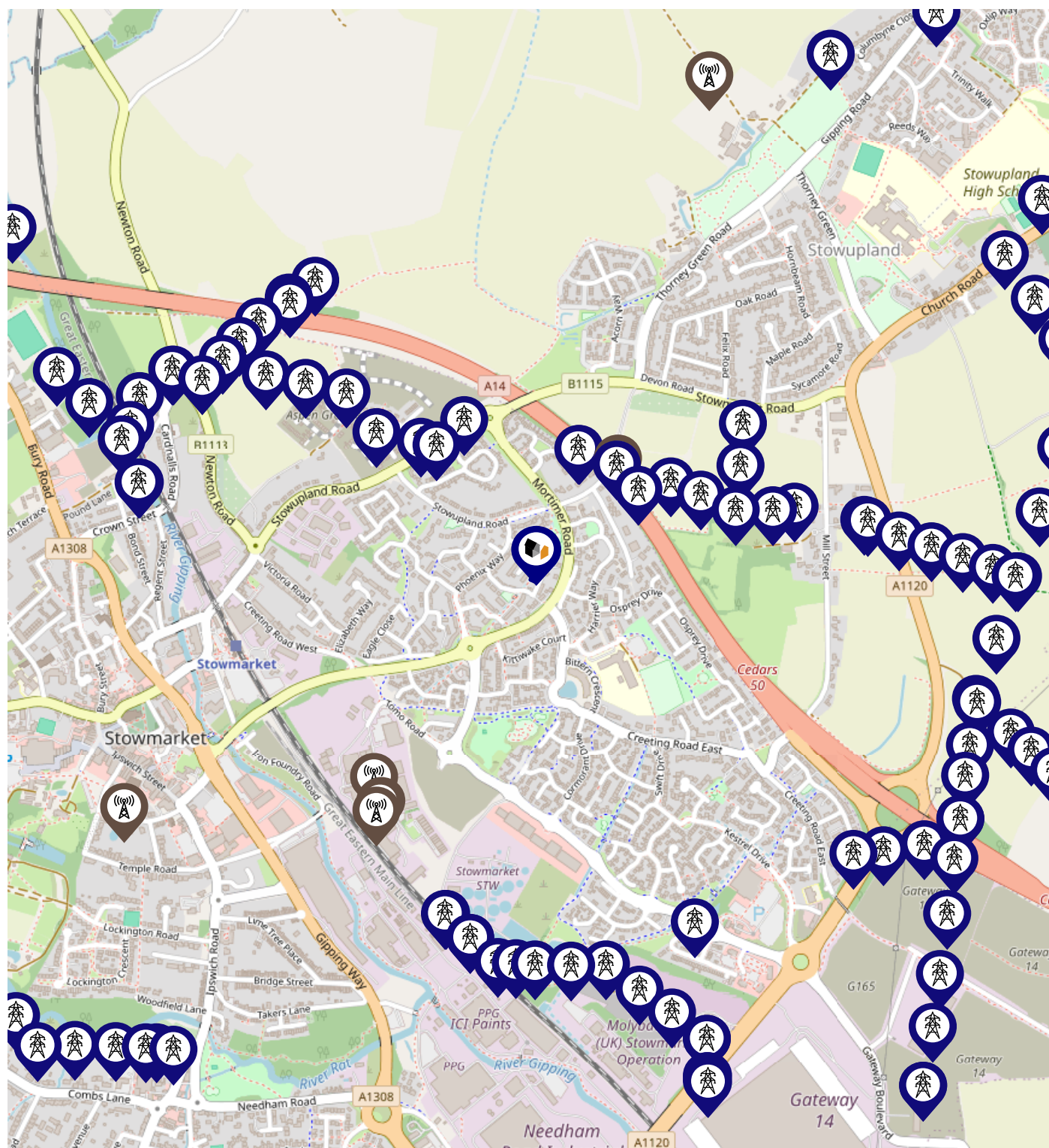
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons



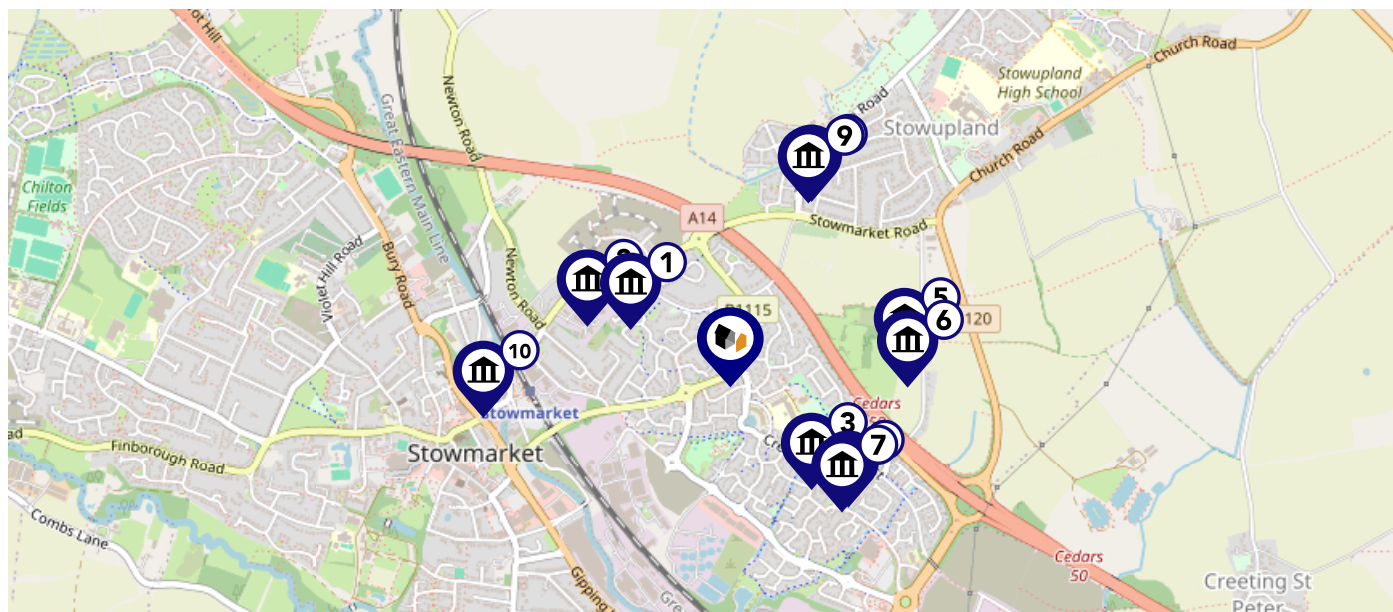
Key:

-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1297870 - Laburnham Cottage	Grade II	0.2 miles
	1195941 - Uplands	Grade II	0.3 miles
	1208727 - Walnut Tree Cottage	Grade II	0.3 miles
	1195897 - Sheepcote Hall Stables And Hayloft 10 Metres East	Grade II	0.4 miles
	1032658 - Old Farmhouse	Grade II	0.4 miles
	1032657 - Mill Green Farmhouse	Grade II	0.4 miles
	1297888 - Sheepcote Hall	Grade II	0.4 miles
	1182213 - Oak Farmhouse	Grade II	0.5 miles
	1352328 - 28, Thorney Green Road	Grade II	0.5 miles
	1209704 - 61 And 63, Stowupland Street	Grade II	0.5 miles

Material Information

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Material Information

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

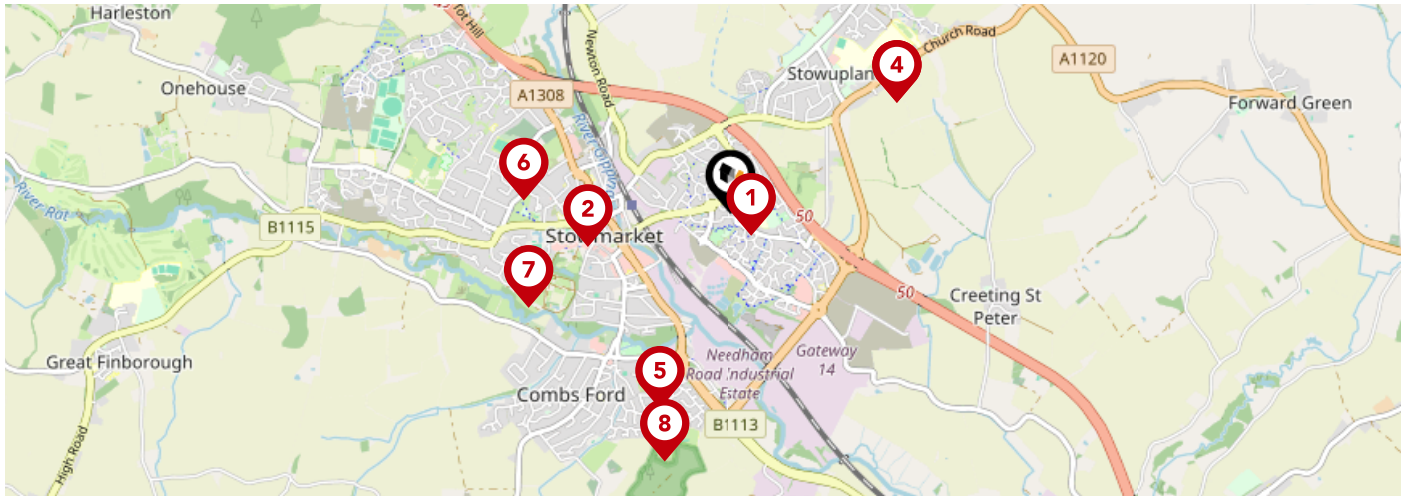
Gas Supply

Central Heating

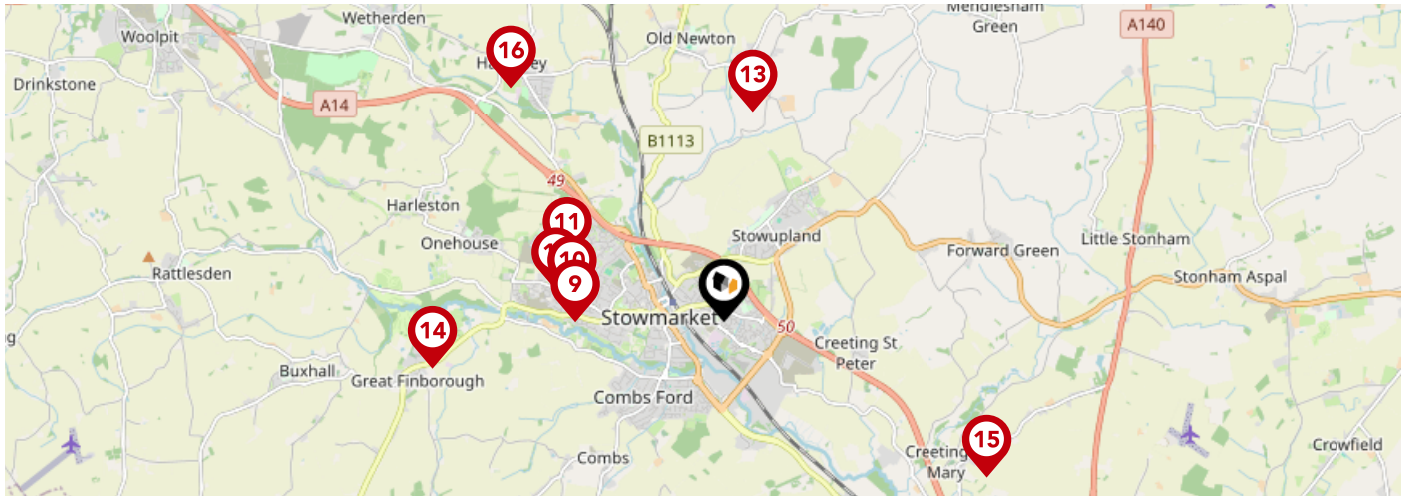
Water Supply

Drainage

Area Schools



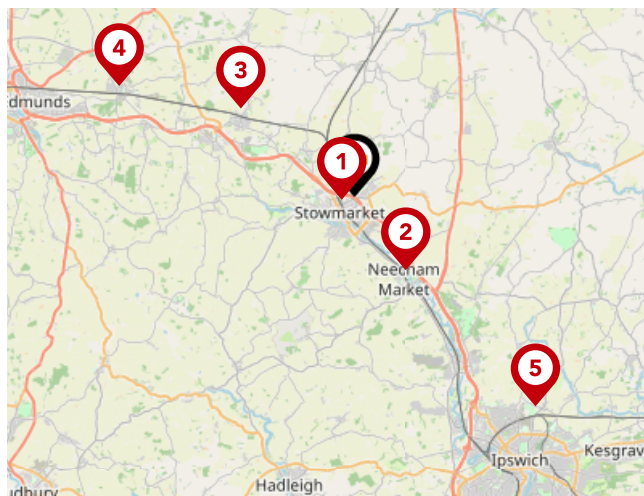
		Nursery	Primary	Secondary	College	Private
1	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:0.14	☐	☒	☐	☐	☐
2	Gable End Ofsted Rating: Good Pupils: 5 Distance:0.67	☐	☐	☒	☐	☐
3	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:0.91	☐	☒	☐	☐	☐
4	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:0.91	☐	☐	☒	☐	☐
5	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:0.94	☐	☒	☐	☐	☐
6	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:0.94	☐	☒	☐	☐	☐
7	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:1.01	☐	☒	☐	☐	☐
8	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:1.16	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:1.35	☐	☐	☒	☐	☐
	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:1.39	☐	☒	☐	☐	☐
	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:1.54	☐	☒	☐	☐	☐
	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:1.56	☐	☐	☒	☐	☐
	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:1.92	☐	☒	☐	☐	☐
	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:2.68	☐	☐	☒	☐	☐
	Creting St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:2.78	☐	☒	☐	☐	☐
	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:2.87	☐	☒	☐	☐	☐

Area

Transport (National)

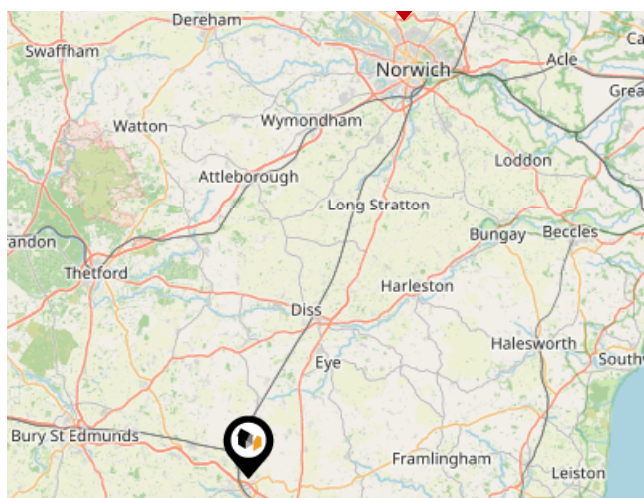


National Rail Stations

Pin	Name	Distance
1	Stowmarket Rail Station	0.47 miles
2	Needham Market Rail Station	3.26 miles
3	Elmswell Rail Station	5.27 miles
4	Thurston Rail Station	9.47 miles
5	Westerfield Rail Station	10.06 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

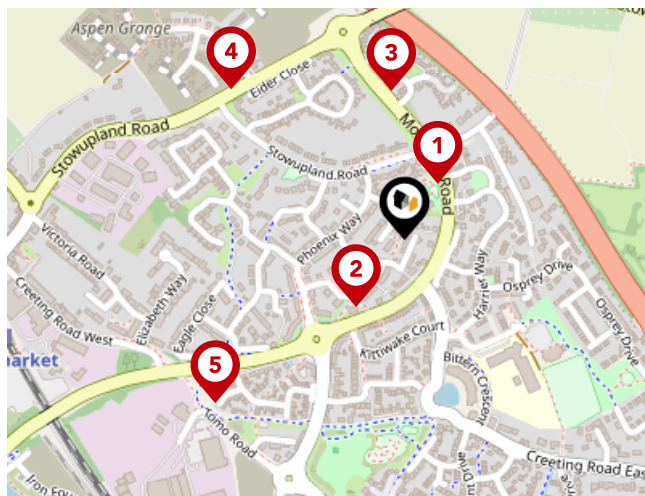


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	34.92 miles

Area

Transport (Local)

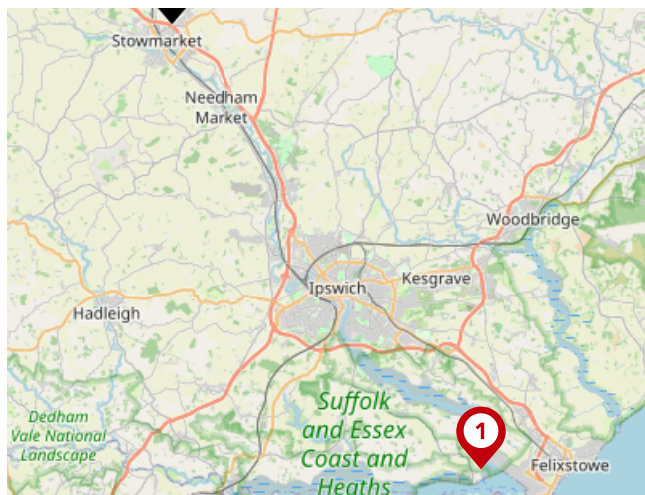


Bus Stops/Stations

Pin	Name	Distance
1	Redwing Drive	0.07 miles
2	Guillemot Close	0.09 miles
3	Sandpiper Road	0.17 miles
4	Laburnham Cottage	0.26 miles
5	Tomo Industrial Estate	0.28 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Shotley Point Marina Ferry Landing	19.7 miles

Disclaimer

Important - Please read

ML Property Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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